

The Annual Meeting of Grant Road Industrial Center Owner's Association was held Thursday, December 6th, 2012 at the board room of Alphagraphics. The meeting was called to order at 10:00am. The President, Steve Juhan, asked that a motion be made to open the meeting. Fred Weber so moved and Mike Schramek seconded, the motion carried.

Those attending were:

Fred Weber - Falks, LLC
Elizabeth Martinez – BASF
Earl & Monika Wheatly – Creative Plastics
Mike Schramek – 2475 Huachuca
Al & Debbie Farner – 1700 W. Grant
Gary Tenen – 2500 N. Coyote
Steve Juhan – Legacy Bus. Prop.
Gabe Hernandez – ABC Graphics
Larry Mackel – Desert Metal Works
Maureen Hanlon – Hanlon Engineering
Mike Hennessy – Burriss, Hennessy & Co.

The Secretary, Kathy Chalfin, said that she had mailed or delivered the Notice of Meeting and the minutes to all the owners. Kathy asked if everyone had copies of last year's minutes, if they wanted her to read them she would. All decided it was not necessary.

Treasurer's Report: A copy of the treasurer's report, last year's treasurer's report, a projected 2013 budget and a property total full cash valuation of all the properties was passed out to all the owners. Steve Juhan began to explain the treasurer's report in comparison to last year's. The first difference was the lower palm tree and hard wood tree trimming cost from last year. The next difference was the asphalt seal coat of the easement areas. It was explained that in the proposed 2013 budget that the costs would return to normal. That this year was an exception due to the needed pot hole filling and seal coat. All other expenses were normal rate. Mike Schramek made the motion to accept, Larry Mackel seconded it, the motion carried.

President's Report: There is a new member to the Association this year. Julie Ground from Central Pet who purchased 2420 N. Jackrabbit wanted to join the Association and asked be included. There were some legal fees associated with this and some clean up along both sides of the street. Central Pet is a "doggie daycare" that located in the old granite counter shop on the corner of Grant and Jackrabbit. They do overnight stays and grooming. Please welcome her as a member of our Association.

The next order of business was the individual property tax evaluations. Alain Hartmann, used by Fred Weber, has been very helpful in keeping down the property taxes. The company is Property Tax Evaluations. Steve reminded the owner's that the quarterly dues were calculated as a % portion of the

total for the whole industrial park. It was explained that this is the most fair way because some properties have minimal frontage with huge square footage and other have the opposite configuration. Be sure to protest your property taxes every year. This will also help to keep your dues competitive with your neighbors. Attached in the treasurer's report are the full cash valuations.

Late payors: Gabe Hernandez paid his dues after the meeting and is totally caught up. The other is Emergency Restoration 2565 N. Huachuca (will be 3 quarters late in Jan). Steve explained property is in escrow and that their dues will be paid at close of escrow. The other option is to lien the property.

Vandalism: Earl Wheatly 2570 N. Huachuca had a back flow valve vandalized. They created a big water leak but left the back flow valve. Mike Schramek had some batteries stolen out of their delivery trucks. Jordan Frazier at Triangle Industrial had his yard broken into. Letters have been sent to TPD and also Hite Security. Larry Mackel made the motion to accept, Earl Wheatly seconded, motion carried.

Architectural Review Committee: No report. Mike Hennessy explained that in years past that the pendulum would swing and was very restrictive. Mike made the motion and Gary seconded, motion carried.

Board of Directors: The same slate was presented: Steve Juhan, Kathy Chalfin, Elizabeth Martinez, Maureen Hanlon, & Mike Schramek. Fred Weber made the motion, Earl Wheatly seconded, the motion carried.

Mike Hennessy made the motion to close the meeting, Maureen Hanlon seconded, motion carried.